092.0	0001	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	839,200 / 839,200
					USE VALUE:	839,200 / 839,200
					ASSESSED:	839,200 / 839,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		CHATHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DURANCEAU ELLEN FINNIE
Owner 2:	
Owner 3:	
Street 1:	C/O ELLEN FINNIE
Street 2:	47 CHATHAM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DURANCEAU FINNIE ELLEN -
Owner 2:	DURANCEAU JACQUES L -
Street 1:	45 CHATHAM STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .223 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 2126 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9704.000	341,400		497,800	839,200
Total Card	0.223	341,400		497,800	839,200
Total Parcel	0.223	341,400		497,800	839,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.66 /Parcel: 394.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 59297

GIS Ref

GIS Ref

Insp Date 06/13/18

!7489!

PREVIOUS ASSESSMENT

Parcel ID 092.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	341,400	0	9,704.	497,800	839,200		Year end	12/23/2021
2021	101	FV	329,800	0	9,704.	497,800	827,600		Year End Roll	12/10/2020
2020	101	FV	329,800	0	9,704.	497,800	827,600	827,600	Year End Roll	12/18/2019
2019	101	FV	258,600	0	9,704.	504,900	763,500	763,500	Year End Roll	1/3/2019
2018	101	FV	258,600	0	9,704.	376,900	635,500	635,500	Year End Roll	12/20/2017
2017	101	FV	258,600	0	9,704.	341,300	599,900	599,900	Year End Roll	1/3/2017
2016	101	FV	258,600	0	9,704.	327,100	585,700	585,700	Year End	1/4/2016
2015	101	FV	242,500	0	9,704.	277,300	519,800	519,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:39:27

LAST REV

Date	Time
05/14/19	15:26:18

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7489

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DURANCEAU FINNI	66011-386		9/1/2015	Convenience	1	No	No		
	21567-596		11/1/1991		172,000	No	No		Y

USER DEFINED

Prior Id # 1:	59297
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2010	2072	Redo Bas	24,340					
7/31/2007	634	New Wind	5,800	C				
11/4/2004	1060	Redo Kit	23,000	C		G6	GR FY06	
11/15/2000	900	Addition	28,000	O				ADD 12X15 ROOM-4X6
5/20/1997	262		16,000					REM/BATH-FINISH/DO
4/8/1997	191	Dormers	16,000					DORMERS-REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	MEAS&NOTICE	CC	Chris C
3/30/2011	Info Fm Prmt	BR	B Rossignol
12/13/2008	Meas/Inspect	336	PATRIOT
4/25/2005	Permit Visit	BR	B Rossignol
8/16/2001	Permit Visit	PM	Peter M
3/9/2000	Inspected	276	PATRIOT
2/4/2000	Mailer Sent		
2/4/2000	Measured	264	PATRIOT
8/7/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9704		Sq. Ft.	Site		0	70.	0.73	5									497,783						497,800	

Total AC/HA:	0.22277	Total SF/SM:	9704	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	497,783	Spl Credit		Total:	497,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.98980004
Adj $ / SQ:	146.380
Other Features:	92250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382778
Depreciation:	41340
Depreciated Total:	341438

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

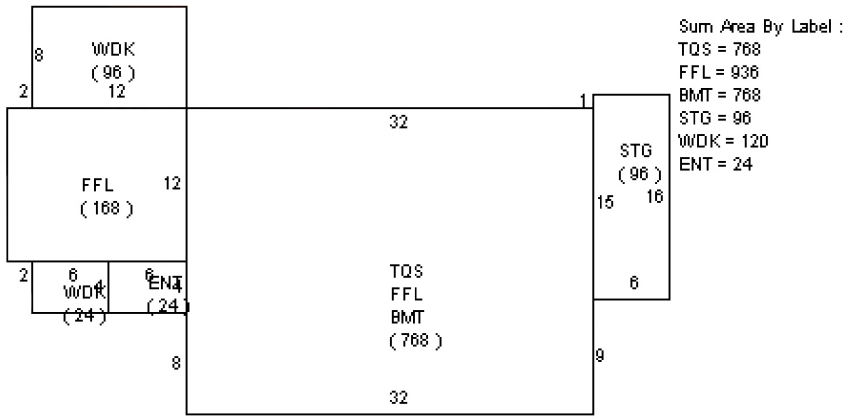
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	146.38
Special Features:	0	Val/Su Net:	135.48
Final Total:	341400	Val/Su SzAd	225.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	146.380	137,012
BMT	Basement	768	86.070	66,103
TQS	3/4 Story	576	146.380	84,315
WDK	Deck	120	14.190	1,702
STG	Storage	96	8.000	768
ENT	ENTRY	24	26.130	627
	Net Sketched Area:	2,520	Total:	290,527
Size Ad	1512	Gross Area	2712	FinArea 2126

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: